



Inspection Report

Mr. Sample Report

Property Address:
Practice Street
Anytown IL 60003



HomeOwner Services, Inc.

Thomas Myers

**450.000221
1431 E Jonquil Circle
Arlington Heights, IL 60004
847-749-3444**



A handwritten signature in black ink that reads "Thomas A. Myers".

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Date: 10/20/2012	Time: 08:00 AM	Report ID: Sample
Property: Practice Street Anytown IL 60003	Customer: Mr. Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Minor Condition (Min) = Routine maintenance item or cosmetic repairs needed, may need further evaluation or repair by a qualified contractor.

Major Condition (MC) = Safety or Health concern, something not functioning as intended or something that may cost over \$500 to repair.

Informational Condition (IC) = Operational or Safety recommendations

Standards of Practice:

ASHI - American Society of Home Inspectors, Illinois

In Attendance:

Customer and their agent

Type of building:

Bi-Level

Approximate age of building:

50

Home Faces:

West

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

In progress

Significant Qualities of the Home:

Newer Roof, Solid Masory Home, Newer Furnace, Newer A/C, Hardwood Floors, Newer Appliances, New Flooring, Well Maintained Interior

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass
Architectural

Flashings:

Metal

Inspected Roof surface from/by:

Walked roof
1 Layer of Shingles

Drainage Systems:

Aluminum gutters and downspouts

Items

1.0 ROOF COVERINGS

Comments: Inspected

The roof was inspected by walking it. The asphalt shingles appear to be 1-3 years old with one layer.

1.1 FLASHINGS

Comments: Inspected, Not Inspected, Informational Condition



1.1 Picture 1 Sloppy Workmanship



1.1 Picture 2 Sloppy Workmanship

The metal step flashing at the sidewalls of the 2nd floor and on the chimney were not installed very neatly, this is an indication of sloppy workmanship. There is the potential that these areas may start leaking within the next 5-10 years.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Minor Condition



1.2 Picture 1 Spalling Briick

(1) There appears to be some spalling on the brick chimney surface, top 2-4 courses. If the underlying cause is not addressed, the deterioration can continue, leading to increased repair costs. You should have a masonry specialist or licensed chimney sweep evaluate this condition and make corrections if needed. This condition can sometimes be caused by excess moisture or condensation from the interior of the chimney or from cracks in the chimney crown. See Article 1B.02 for more information.



1.2 Picture 2 Screen on Chimney
Flue

(2) There is no chimney cap on the terra cotta flue, however, the flue is covered with a screen. Lack of a cap will allow water to enter the chimney. I recommend the unsightly screen be removed and a cap be installed by a qualified contractor before winter.

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Minor Condition



1.3 Picture 1

Some of the downspouts empty too close to the building. This will cause erosion or excess moisture to enter the foundation. I recommend they be extended to a minimum of 3 feet from the foundation. See article 36.06 for additional information.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Aluminum
Solid masonry

Siding Style:

Shiplap
Brick

Exterior Entry Doors:

Steel
Fiberglass
Vinyl Sliding Doors

Attachments:

Concrete stoop
Concrete Porch
Areaway
Concrete Patio

Driveway:

Concrete

Walkway:

Concrete

Soffit and Fascia Material:

Metal capped

Types of Windows:

Double hung

Fence:

Chain link

Items

2.0 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.1 WALL CLADDING, MASONRY, FLASHING AND TRIM

Comments: Inspected, Informational Condition



2.1 Picture 1 Masonry Repairs

There appear to have been some masonry repairs to the back of the home, I recommend you ask the seller why they were made and if there is a warranty associated with the repairs.

2.2 DOORS (Exterior)

Comments: Inspected

2.3 WINDOWS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, FENCES, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected



2.4 Picture 1 Settled Patio



2.4 Picture 2 Settled Sidewalk

(1) The concrete patio is cracked and settled slightly toward the home. This could cause moisture to seep down and through the foundation over time. I recommend further evaluation of the patio by a concrete contractor to determine the cost of repair or replacement of the concrete. Also, the sidewalk along the garage has also settled toward the foundation slightly. Mudjacking may be an option as well. See Article 1C.55 for more information.



2.4 Picture 3 Step Height and Trip Hazard

(2) The height of the step from the sidewalk to the front stoop is a little less than 9 inches. Normal step height is 7 1/4 inches. The additional height creates a tripping hazard. I recommend further evaluation and repair by a qualified contractor. The step height was caused by the settling of the concrete sidewalk. I recommend mudjacking to raise the sidewalk. See Article 1C.55 for additional information.

You can contact CRC of Illinois, Paul Peterson at 847-963-0300 or Randy Michaels from American Mudjacking at 847-459-0517

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Minor Condition



2.5 Picture 1

(1) I recommend you drill some weep holes between some of the mortar joints in the planter on the front of the home, this will allow the water to weep out the front of the planter instead of leaking to the interior.



2.5 Picture 2 Cracks in Driveway

(2) There are typical settlement cracks in the concrete driveway. Over time, these cracks could become tripping hazards. I recommend you monitor these cracks, future repairs may be necessary. See Article 1C.24 and 2C.06 for more information.



2.5 Picture 3 Areaway Drain

(3) The retaining walls from the basement areaway appear to be poured concrete. These areas are susceptible to flooding if the areaway drain gets clogged with leaves. You should keep this area clean of leaves and debris at all times. I also recommend you remove the small section of carpet that could clog the drain.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. See articles in Section 1A -1S for additional information.

Styles & Materials

Foundation: Poured Concrete	Restricted foundation Access: Brush and shrubbery around foundation Finished walls and ceilings in the basement	Columns or Piers: Concrete piers Steel lally columns
Floor Structure: Steel beams Wood joists	Wall Structure: Solid masonry 2 X 4 Wood	Ceiling Structure: Dimensional lumber Wood floor joists for the 1st and 2nd floors
Roof Structure: Stick-built	Roof-Type: Hip	Attic Access: Pull Down stairs Access hatch in closet
Method used to observe attic: Crawled	Method used to observe Crawlspace: Crawled	

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Informational Condition



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

(1) There are at least 2 settlement cracks visible on the on the interior foundation walls in the crawlspace. There appears to be signs of active seepage at these cracks. I recommend repair by a qualified crack repair company. See article 1C.21 for additional information.

Contact: The Crack Team – Paul Petersen – 847-808-7500, US Waterproofing 847-303-5800 or Perma-Seal at 800-421-7325



3.0 Picture 4 Insulation



3.0 Picture 5 Insulation

(2) Visual inspection of the foundation walls in the basement and crawlspace was restricted by insulated walls in the crawl and finished walls in the basement. You should monitor the baseboards closely during heavy rain storms.

3.1 ROOF STRUCTURE**Comments:** Inspected, Not Inspected, Informational Condition**3.1 Picture 1 Cracked Rafter**

There is a cracked rafter in the attic above the bedrooms. This could possibly cause an area of the roof to sag under heavy snow loads. I recommend further evaluation and repair by a qualified contractor before the close of escrow.

3.2 FLOORS (Structural)**Comments:** Inspected**3.3 CEILINGS (structural)****Comments:** Inspected**3.4 WALLS (Structural)****Comments:** Inspected**3.5 COLUMNS OR PIERS****Comments:** Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage/Carport

The home inspector shall observe: Garage roof, exterior, interior walls, ceiling, and floors, a representative number of installed cabinets, doors and windows. The home inspector shall: Operate the garage door(s) and interior doors; and Report signs of abnormal or unsafe functional or operational components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, windows, ceilings, and floors. The inspector will inspect the attic space if it is accessible.

Styles & Materials

Garage / Carport Components:

Poured Concrete Foundation
Concrete Slab Floor
Stick-Built Roof Structure

Garage Roof:

Asphalt Shingles/Age

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER
1/2 HORSEPOWER

Items

4.0 GARAGE / CARPORT STRUCTURE

Comments: Inspected

4.1 EXTERIOR

Comments: Inspected

4.2 GARAGE ELECTRICAL AND HEATING

Comments: Inspected, Informational Condition



4.2 Picture 1 Unsafe Extension Cord

There is an unsafe extension cord with light sockets attached. It was plugged into the light fixture. I did unplug the cord but it should be thrown away before someone tries to use it.

4.3 GARAGE WALLS, CEILING AND ATTIC

Comments: Inspected, Major Condition, Informational Condition



4.3 Picture 1 No Clearance



4.3 Picture 2 Abandon Flue Pipe

(1) There is flue pipe going through the garage roof that has been abandon. There is an issue with clearance to combustibles should you install a new gas heater and start using it. "B Vent" flue piping needs a minimum of 1 inch clearance to combustibles.



4.3 Picture 3



4.3 Picture 4

(2) The pull down ladder in the garage does not operate properly and is somewhat unstable, this is a safety concern. I recommend repair or replacement by a qualified contractor.



4.3 Picture 5 Debris



4.3 Picture 6 Insulation



4.3 Picture 7 Insulation and Debris



4.3 Picture 8 Insulation

(3) There is some debris and some rolls of insulation in the garage attic, the insulation can be used to improve the space conditioning, however, the Kraft Paper side of the insulation should be removed or split if it is placed over existing insulation as it is considered a vapor barrier. See Article 1C.03 and 9D for addition information.

4.4 GARAGE FLOOR

Comments: Inspected

The concrete flooring has typical cracks that should not pose a problem. I recommend they be sealed periodically in the fall. An excellent crack filler product that can be purchased at a local hardware store is Liquid Cement Crack Filler by DAP.

4.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

4.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The garage door appears to function properly as the sensors are in place and functional and the door reversed under a slight amount of downward pressure.

The interior of the garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving stored items and inspecting behind areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead service	Location of Main Disconnect: Main Distribution Panel in the Laundry Room	Panel capacity: 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: STAB LOC	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Conduit BX (Flexible Shielded Cable) Romex	Low Voltage: Doorbell	GFCI Locations: Kitchen Bathroom Exterior Garage Basement

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Informational Condition



5.0 Picture 1 Service Entrance Wires

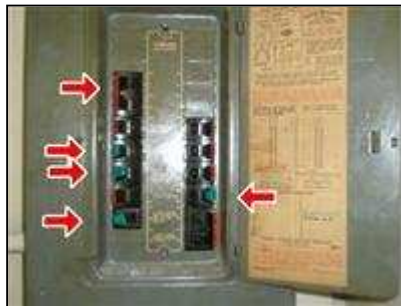
[Service Entrance Wires.](#)

5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Minor Condition, Informational Condition



5.1 Picture 1 Main Disconnect



5.1 Picture 2 Main Disconnect and Double Tap Locations

(1) [The main service panel is located in the laundry/mechanical room, the main service disconnect is located in the main service panel.](#)

(2) There is no room for additional circuits in the main distribution panel. If you plan to add new circuits, a larger or additional panel will be needed. I recommend further evaluation by a licensed electrician.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Informational Condition



5.2 Picture 1 Federal Pacific/Stab-Loc Panel

(1) This is a Federal Pacific "Stab-Lok" brand panel. These panels have proven to be unreliable. The breakers can fail to operate when needed and can overheat at the connection between the circuit breaker and the bus bar, leading to an electrical fire. You should have this panel evaluated by a qualified electrician. See Articles 5A.00, 5A.01 and 5C.67 for more information. Also, the following Internet link will give you a better understanding of the FPE issues. <http://www.inspect-ny.com/fpe/fpeid.htm>

Licensed Electricians:

George Koriath - 847-541-2697 Cell - 847-789-6590

Roger Wightman - 847-302-2665

Tony Fallico - 847-624-8262

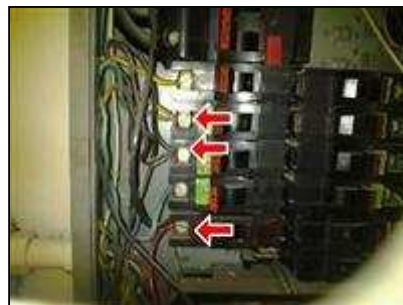


5.2 Picture 2 Romex Wiring to Light

(2) There is underground Romex wiring in the garage that runs to the pole light on the back of the patio. This wiring is not approved for use in most of the Chicagoland area. I recommend further evaluation by a licensed electrician or local code official. See Article 5A.11 for additional information.



5.2 Picture 3 Double Taps



5.2 Picture 4 Double Taps

(3) There are 4 breakers in the panel with double taps. Most terminals are not designed to accommodate more than one wire. This may result in a poor connection or unsafe connection. I recommend further evaluation by a local code official and repair by a licensed electrician. See Article 5C.72 for more information.

5.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Not Present, Informational Condition



5.3 Picture 1 Ground Bonding Strap and Clamp

The main service is grounded to the plumbing on the street side of the water meter. You should check the ground bonding strap periodically to ensure it is clamped tightly around the water line. See Article 5A.05 for more information.

5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Minor Condition



5.4 Picture 1 Noisy Ceiling Fan

The ceiling fan in the master bedroom is very noisy, since it is a new fixture, it should be repaired or replaced.

5.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.7 SMOKE DETECTORS

Comments: Inspected

5.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Galvanized Copper
Plumbing Waste: PVC Cast iron	Water Heater Location and Age: Basement Age or Year of Mfgr. : 2008	Manufacturer: A.O. SMITH Model # : ACVT 50 100 / 0824A036558
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Hosebibbs: Standard Hoesbibb Shutoff not Visible

Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, Informational Condition



6.0 Picture 1

(1) The main shut off is the knob and/or a lever located at the water meter in the basement. This is for your information. See article 4A.05 for additional information.



6.0 Picture 2 Standard Hosebibb

(2) I was unable to identify the location of the interior shut-off valve for the conventional hose bibb on the back of the home. A shut-off is needed to prevent freezing in winter. **I recommend you ask the seller where it is located** or have a licensed plumber install a frostproof hosebibb which would eliminate the need for a shutoff valve, this will most likely require the removal and replacement of drywall If a valve is not located, then the pipe is freeze vulnerable in the winter. See Article 4A.00 for more information.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Comments:** Inspected

There is an orphaned water heater. This happens when a new high efficiency furnace is installed leaving only the water heater to vent up the old chimney. This condition may cause poor draft and condensation in the terra cotta flue. A stainless steel chimney liner is typically recommended in these circumstances. I recommend further evaluation by a qualified plumber or local code official. See article 4C.02 and 6C.10 for additional information.

6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Comments:** Inspected, Major Condition

6.3 Picture 1 Open Line or Missing Vent Connection



6.3 Picture 2 Drain Line from Kitchen Sink

There is an open drain line in the crawlspace near the sump pump. The uncovered line could allow sewer gas to enter the crawlspace, It most likely needs to be attached to a vent pipe. Drain water from the kitchen sink and disposer drain into this connection. I recommend further evaluation by a local code official and repair by a qualified plumber.

6.4 MAIN FUEL SHUT OFF (Describe Location)**Comments:** Inspected, Major Condition, Informational Condition

6.4 Picture 1 Gas Leak on Water Heater Connection

(1) There is a gas leak at the gas shutoff valve for the water heater. This is a safety concern. I recommend further evaluation and repair by the gas company or a qualified plumber. See article 4C.28 for additional information



6.4 Picture 2 Main Gas Shutoff

(2) The primary heat source is natural gas The main gas shutoff is located outside at the meter. There are separate shutoff valves for each gas appliance as well.

6.5 SUMP PUMP AND/OR EJECTOR PUMP**Comments:** Inspected, Major Condition, Informational Condition



6.5 Picture 1 Dry Sump Pump

(1) There is a sump pump in the crawlspace. This is a device designed to pick up and discharge water from a low point in the building such as a dug out pit called a sump. The sump pit was dry at the time of the inspection. The pump was unplugged, however, I did plug it in and operated the the float switch. See Articles 1C.17 and 1D for more information.



6.5 Picture 2 Cover Needs to be Installed

(2) The cover is missing on the sump pump. This is a safety concern with small children. Recommend a cover be installed to prevent small children and materials from accidentally getting into the pit.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Thermostat: Electronic/Programable	Number of Heat Systems (excluding wood): One	Heat Source: Forced air heat split system 90% Efficient Furnace
Energy Source: Natural gas	Heat System Brand Size and Age: AMERICAN STANDARD Model # : AUC180809A421AE / 12314HA77G - 80K BYU - 2012	Number of AC Only Units: One
Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: AMERICAN STANDARD Model # : MACX36A / 122150448V
Ductwork: Insulated and Non-insulated Flexible ducts Central Return	Filter Location: Between the Return Duct And Furnace	Filter Type: Disposable

Items

7.0 NORMAL OPERATING CONTROLS

Comments: Inspected

7.1 HEATING EQUIPMENT

Comments: Inspected, Minor Condition



7.1 Picture 1 Dust Covered
Furnace

The interior of the furnace is covered with construction dust. I recommend the furnace be inspected and serviced in the fall by a qualified HVAC contractor. See article 6A.05 for additional information.

7.2 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal. I do recommend the A/C unit be serviced annually by a licensed HVAC contractor.

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors and humidifiers)

Comments: Inspected, Informational Condition



7.3 Picture 1 Dusty Filter



7.3 Picture 2

[Filter location \(see photo\)](#)

7.4 PRESENCE OF INSTALLED HEAT/ COOLING SOURCE IN EACH ROOM

Comments: Inspected, Minor Condition, Informational Condition

There is a central return in the main hallway. Central returns are common in older homes, they sometimes don't allow for adequate circulation in the rooms if doors are closed. You may want to have a return duct system evaluated by a professional if you find some of the rooms uncomfortable.. A licensed HVAC contractor would perform the work

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.6 AUTOMATIC SAFETY CONTROLS AND FIRE PROTECTION

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Hardwood T&G
Tile

Interior Doors:
Hollow core
Raised panel

Window Types:
Vinyl
Double-hung
Dual pane
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Granite

Items

8.0 CEILINGS

Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Informational Condition



8.6 Picture 1 No Rotating Shelves

The corner cabinet in the kitchen is missing a "Lazy Susan" or rotating shelves. These are typically included with corner base cabinets. I recommend you check with the seller or the cabinet manufacturer about installing them.

8.7 INDOOR AIR QUALITY

Comments: Inspected, Informational Condition

The Radon level in the basement was 1.1 pCi/L in both the basement and above the crawl . This is below the "actionable" level of 4.0 pCi/L as determined by the Division of Nuclear Safety (DNS). I recommend periodic testing to ensure safe levels are maintained. For additional information see article 9R. A copy of the Radon report is included in the inspection package.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass
Batt
Blown
R-19 or better

Ventilation:

Through the roof Vents
Soffit Vents
Baffles to eaves

Exhaust Fans:

Fan only

Dryer Power Source:

Natural Gas

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced
Batts

Items

9.0 INSULATION IN ATTIC

Comments: Inspected, Minor Condition, Informational Condition



9.0 Picture 1 Insulation Voids



9.0 Picture 2 Insulation Voids



9.0 Picture 3 Insulation Voids



9.0 Picture 4 Insulation Voids

(1) There are several areas in attic above the kitchen and living rooms where the insulation is lifted or has voids around boxes and lights. This will cause significant loss of energy. I recommend further evaluation and repair by a qualified insulation contractor.

Insulation Contractors:

USA Insulation - Michael Preston 847-564-8300

Advanced Energy Services - Mike Wenzel 224-475-0290

Lange's General Insulation - 847-358-7670

Prate Installations - 847-526-6402 X225

(2) There is 6-8 inches of blown fiberglass insulation in the attic over the bedrooms. This depth will provide a coverage rating of R30. The recommended rating for the Chicagoland area is R38, you may want to consider additional insulation if you find the rooms uncomfortable in the winter or summer.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS**Comments:** Inspected, Informational Condition

9.1 Picture 1 Baffle

There are baffles installed in the attic above the bedrooms.

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)**Comments:** Inspected, Informational Condition

I do not recall seeing vent fan ducts in the attic space above the upper bathroom during the inspection. I recommend you ask the seller if they were installed into the soffit instead of through the roof.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**Comments:** Inspected**9.4 INSULATION UNDER FLOOR SYSTEM****Comments:** Inspected, Minor Condition

9.4 Picture 1 Falling Insulation



9.4 Picture 2 Loose Insulation

There is falling insulation in the crawlspace. If you decide to insulate the entire crawlspace, the vapor barrier or Kraft Paper needs to be installed toward the heated space.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

MAYTAG
Model / Serial : MDB4409PAS0 / F23609340

Disposer Brand:

BADGER
Size : 1/2

Exhaust/Range hood:

BUILT INTO MICROWAVE
RE-CIRCULATE

Range/Oven:

MAYTAG
Model # : MGR7661WS / R23810937

Built in Microwave:

MAYTAG
Model # : W10462471 /
TR22720167

Refrigerator:

MAYTAG
Model # : MSF25C2EXM00 /
HR22812671

Washer and Dryer:

Maytag washer
Maytag dryer
Model #s : washer MVWC400XW3 - C15230809 / Dryer
MGDC300XW1 - M20201329

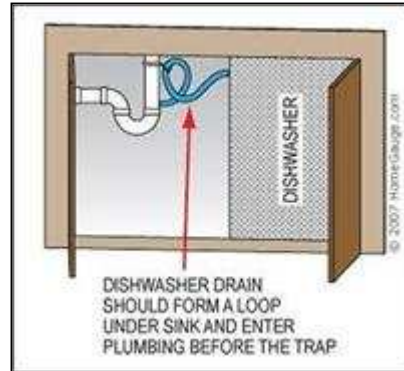
Items

10.0 DISHWASHER

Comments: Inspected, Major Condition



10.0 Picture 1 Discharge Hose



10.0 Picture 2

The dishwasher discharge hose does not loop above the bottom of the sink and drain into a trap. This may allow sewer gas to back up into the dishwasher line or allow backed up waste water from the sink to enter the dishwasher. I recommend further evaluation and repair by a licensed plumber. See article 4C.36 for additional information.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, Major Condition



10.1 Picture 1 Anti-Tip Bracket
Not Installed

The kitchen range does not appear to be secured to the wall or floor with anti-tip bracket. This is a safety hazard because the range could tip over and cause burns or injury. The brackets have been shipped with all ranges since 2002. You should have the range secured to the wall according to manufacturer's recommendations.

10.2 RANGE HOOD**Comments:** Inspected**10.3 FOOD WASTE DISPOSER****Comments:** Inspected**10.4 MICROWAVE COOKING EQUIPMENT****Comments:** Inspected**10.5 REFRIGERATOR****Comments:** Inspected**10.6 WASHER AND DRYER****Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.